



Westcliff park drive, Westcliff on sea

IMMACULATE CONDITION: Castle estate agents are please to offer for sale this beautiful 1 bedroom ground floor apartment set in this ideal location within easy access to local shops and bus routes, this property has many benefits including a long lease, own rear garden and double glazing.

- 1 Bedroom
- Long lease
- Own rear garden
- Double glazed
- Walk to Local bus routes
- Ground floor
- Excellent condition
- Gas central heating
- Walk to local shops
- Ideal first time buyers

£132,500 Leasehold

Front aspect

Small front garden, Entrance via hardwood door with frosted glass insets communal entrance to personal entrance door, coved cornicing, doors to



Entrance hall

Doors to all rooms, understair cupboard, original coving,

Lounge 11'1" by 8'1" (3m 38cm x 2m 46cm) Max

Feature fireplace and surround, double glazed French style doors leading to rear garden, radiator, power points, tv point.



Bedroom 14'0" by 11'0" (4m 27cm x 3m 35cm) Max

Double glazed bay window to front aspect, power points, radiator.



Kitchen/Breakfast room 18'0" by 7'0" (5m 49cm x 2m 13cm) Max

Range of eye and waist level free standing units, roll edge work surfaces incorporating butler sink with mixer taps, space for hob/oven, tiled splash backs, space washing machine, fridge freezer, smooth ceiling, double glazed windows and single door to side.



Utility area 5'0" by 2'0" (1m 52cm x 0m 61cm) Max

Smooth ceiling, wall cupboard housing boiler (not tested) space for tumble dryer.

Bathroom 6'0" by 5'0" (1m 83cm x 1m 52cm) Max


Three piece White suite comprising of panelled bath with shower attachment and mixer taps, low level w.d., pedestal wash hand basin, smooth ceiling, fully tiled walls, heated towel rail, double glazed obscure window to side.




Rear garden

Approx 35ft, Partially paved area with rest being laid to lawn and shrubbery surround, outside tap, wood shed.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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